

Heldenfels, Leane

From: Kimberly Robertson ~~kim.robertson1@gmail.com~~
Sent: Friday, October 09, 2015 7:22 PM
To: Heldenfels, Leane
Cc: Robertson Kimberly
Subject: Case Number: C15-2015-0144, 3505 Bridle Path
Attachments: Neighbor backyd 2story garage response.pdf

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Case Number: C15-2015-0144, 3505 Bridle Path

Dear Ms. Heldenfels,

My name is Kim Robertson. I am the daughter-in-law and power of attorney for Joyce Robertson who currently resides at 3506 Bonnie Road, directly behind 3505 Bridle Path. She also owns the duplex next door to her at 3500 Bonnie Road/1602 Robinhood. She feels both of these properties will be adversely affected by the 2-story building the Carsons are seeking approval to build inside the setback -- but it is her home that will be affected most of all.

The Carsons contacted Joyce by letter and in person in August. After seeing the plan they proposed, which included a second story with a balcony directly overlooking her yard and home, she became very uncomfortable. A 2-story building placed as close to the backyard fence as the Carsons want to put it will be a very large presence, looming directly over her yard and home. It will severely diminish her sense of privacy, and negatively impact the value of her properties. It isn't the garage itself that she objects to. It is the second story, built too closely to her backyard that she objects to.

When the Carsons first contacted her she asked me to write a letter with a gentle negative response to their request to sign a letter approving their building project. I am including it with this email for your consideration.

Thank you for this opportunity to be heard.

Sincerely,

Kim Robertson, power of attorney for Joyce Robertson, 3506 Bonnie Road

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Robertson Family
1602 Robinhood
3500 Bonnie Road
3506 Bonnie Road
Austin, Texas 78703

Phyllis Carson
3505 Bridle Path
Austin, Texas 78703

August 18, 2015

Dear Ms. Carson,

My name is Kim Robertson. I am writing on behalf of the Robertson Family in general, and more specifically as a representative of Joyce Robertson, your backyard neighbor and the kindest, dearest woman I know.

We want to welcome you to the neighborhood. We love this neighborhood too, with much of our family having lived here since the 1940's. We wish you all the best.

Having said that, I'm certain you can understand that we might find it uncomfortable to be asked to sign a letter of support for the two-story building you want to place within the city's set back, only a few feet from the back property line which separates your property from ours. We appreciate the sense of privacy we now have and value the open quality of the yard as it is -- with open air and trees around us rather than tall buildings. We believe a two-story building as close to the property line as you want to build it, will impact our family and our property value negatively.

We don't want to seem rude or unkind. We simply can't tell you we approve of your building project.

Sincerely,

Kim Robertson

Heldenfels, Leane

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From: Blake [REDACTED]
Sent: Tuesday, October 06, 2015 11:08 AM
To: Heldenfels, Leane
Cc: WANG ExCom
Subject: C15-2015-0144; 3505 Bridle Path

6 October 2015

Leane Heldenfels, Liaison
Board of Adjustment
City of Austin

RE: C15-2015-0144; 3505 Bridle Path

Members of the BoA:

The Board of Directors (BoD) of West Austin Neighborhood Group (WANG) met with the applicant to discuss the above referenced variance requests. At this time the BoD does not oppose the requests but would ask the Board, if you do decide to grant the requested variances, to condition them so that the proposed garage's habitable space not be converted into an LDC defined living space through the later addition of a kitchen and that the proposed habitable space not be used as a Type 2 STR.

The WANG BoD is aware that there currently exists on the property an overage in the allowable impervious coverage. It was also noted that no formal drawings of the proposed two story garage have been brought forth. It was discussed with the applicant that under normal circumstances, all variance requests associated with the development of a property should be addressed as a whole rather than in a piecemeal fashion.

A representative of the neighborhood association will be present at the hearing on October 12th. Thank you for your service to the City.

Blake Tollett-WANG

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing, the Case Number, and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2015-0144, 3505 Bridle Path

Contact: Leanne Heldenfels, 512-974-2202, leanne.heldenfels@austintexas.gov

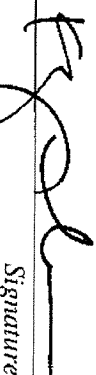
Public Hearing: Board of Adjustment, October 12th, 2015

Kyle Rother

Your Name (please print)

3508 Bonnie Road

Your address(es) affected by this application



Signature

10/5/2015

Date

Daytime Telephone: **512-784-0217**

Comments: My wife & I feel that a two story garage/office sitting near the fence line will disturb the privacy of our home and that of our grandmother's, who resides directly to the South of the proposed address (3506 Bonnie Rd).

Note: All comments received will become part of the public record of this case. If you use this form to comment, it may be returned by noon the day of the hearing to (comments received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leanne Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leanne.heldenfels@austintexas.gov

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PUBLIC HEARING INFORMATION

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Case Number: C15-2015-0144, 3505 Bridle Path

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 12th, 2015

VOYCE REBBERSON

Your Name (please print)

3506 BOVINE, 3500 BOVINE, 1602 REDWATER

Your address(es) affected by this application

Leane Heldenfels

Signature

Date

Daytime Telephone: *512-478-3728*

Comments: *1 AM CONCERNED THAT A TWO-STORY BUILDING AS CLOSE TO THE PROPERTY LINES AS THESE ARE WANT TO BUILD WITH HAVE A NEGATIVE EFFECT ON MY PRIVACY AND MY PROPERTY VALUES. THE PRESENCE OF AN EASEMENT HELPS PRESERVE SOME RESPECT OF NEIGHBORHOOD HOME SPACES. I WOULD PREFER THAT THEY HONOR THE SETBACKS.*

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